

## **Appendix B**

# **Neighborhood Descriptions**



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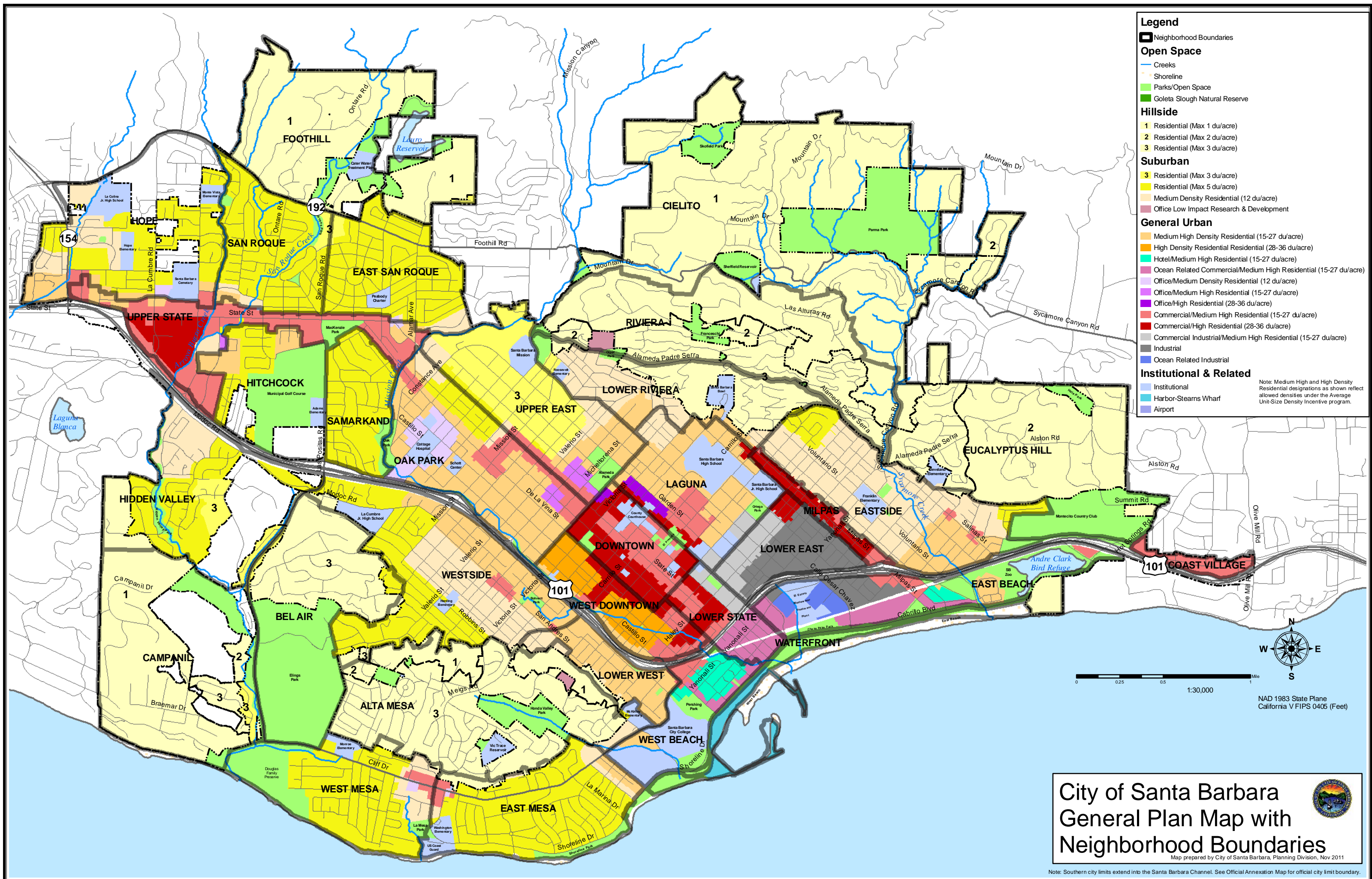
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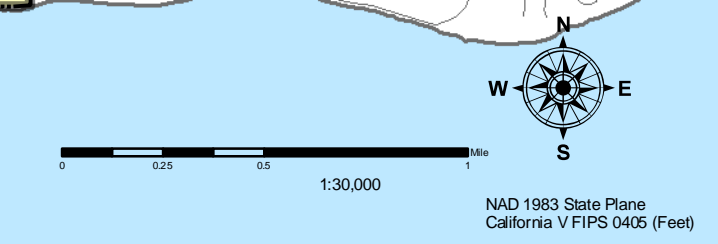
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**City of Santa Barbara**  
**General Plan Map with**  
**Neighborhood Boundaries**  
Map prepared by City of Santa Barbara, Planning Division, Nov 2011

Note: Southern city limits extend into the Santa Barbara Channel. See Official Annexation Map for official city limit boundary.



# Hillside Low Density Neighborhoods

## CIELITO

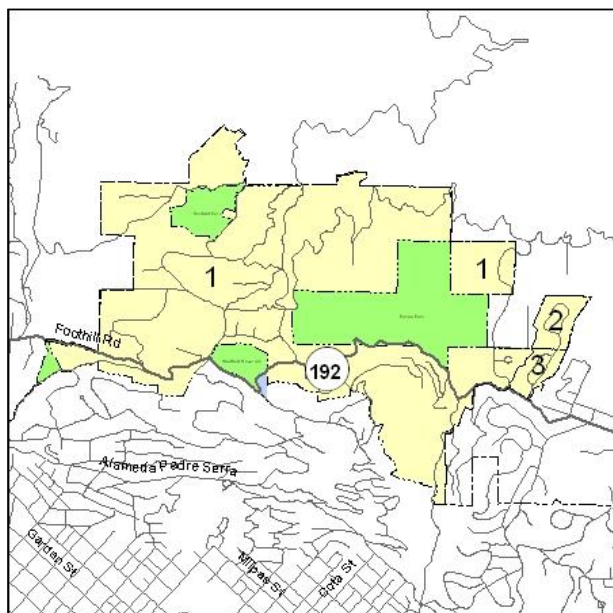
Area: 1294 acres

Dwelling Units: 552

### Location

This neighborhood is bounded on the north, east, and west by the City limits; and on the south by the top of Mission Ridge.

Land Use Designation	Residential Density Allowed	%
Low Density	1 du/acre max	76%
Low Density	2 du/acre max	2%
Low Density	3 du/acre max	2%
Institutional & Related	Underlying Zone of Surrounding Properties	<1%
Open Space – Parks	N/A	20%



### Neighborhood Description

The Cielito neighborhood is characterized by single family homes mostly on lots in excess of one acre in size. The General Plan designates the entire area as Low Density Residential of 1 to 3 du/acre. This designation is consistent with A-1 zoning and steeper hillsides and open space areas in this neighborhood.

The steep slopes of this area preclude much further subdivision. The area includes Major Hillside Open Space areas as identified in the Open Space Element, and a lower density than 1 du/acre should be considered for very steep slopes. Approximately 40 new residences were developed in this neighborhood from 1990 to 2009 (e.g., Westmont Faculty Housing Specific Plan). There is little potential for increased density with one vacant lot of .54 acres and city requirements to comply with slope density regulations.

The neighborhood includes the Conejo Road Landslide area which prohibits new construction in the area known as the “Conejo Slide” due to geologic concerns. The entire neighborhood is in the City’s High Fire Hazard Zone, with the northern portion in the Extreme Fire Hazard Zone.

The neighborhood contains the Sheffield Reservoir, a buried reservoir covered with a natural passive park setting. Other parks include Parma Park and Skofield Park. St. Mary’s Seminary and the Mount Calvary Monastery (County) are also in the area.



Sycamore Canyon Road (State Highway 144), Stanwood Drive (State Highway 192), and Mission Ridge Road (State Highway 192), all of which have been included in the City's Scenic Highway Element are in this area. All are intended for designation as part of Santa Barbara's Scenic Highway system.



*Westmont Road*



## FOOTHILL

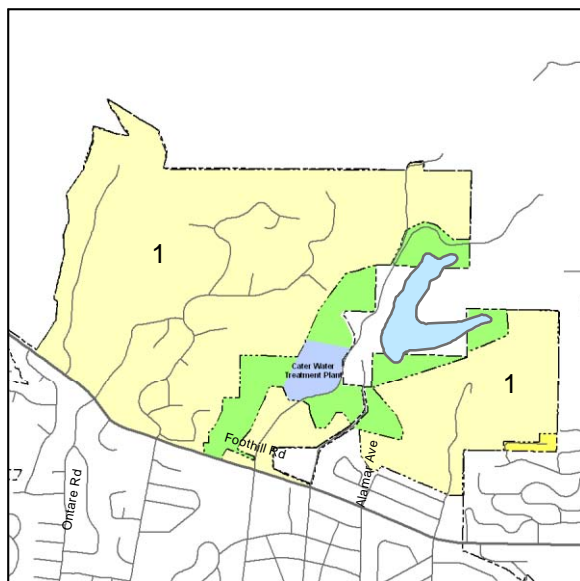
Area: 573 acres

Existing Dwelling Units: 257

### Location

The Foothill area is bordered on the north, east, and west by the City limits and on the south by Foothill Road and Laurel Canyon Road to the City limits line above Marilyn Way.

Land Use Designation	Residential Density Allowed	%
Low Density	1 du/acre max	84%
Low Density	3 du/acre max	1%
Institutional & Related	Underlying Zone of Surrounding Properties	2%
Open Space – Parks	N/A	13%



### Neighborhood Description

The Foothill neighborhood is characterized by single family homes in an area of steep slopes. The General Plan designates most of the area as Low Density Residential, 1 or 3 du/acre, which is consistent with the A-1 and E-1 zoning designation and with the steeper hillsides and major open space areas in this neighborhood.

There are portions of the neighborhood east of Laurel Canyon Road that have a General Plan designation of Low Density Residential, 5 du/acre, consistent with the E-3 zoning designation.

This area includes Major Hillside Open Space areas as identified in the Open Space Element, and a lower density than 1 du/acre should be considered for very steep slopes. The area has seen some new residential development over the past 20 years, mostly near Ontare Road and in the hillsides north of Northridge Road. There are approximately 29 vacant lots totaling 12.65 acres in this area.

The entire neighborhood is in the City's High Fire Hazard Zone, with the northern portion in the Extreme Fire Hazard Zone.

The Foothill Neighborhood includes Laurel Canyon Park, portions of Stevens Park, and the Cater Water Treatment Plant.



*Northridge Road*

## RIVIERA

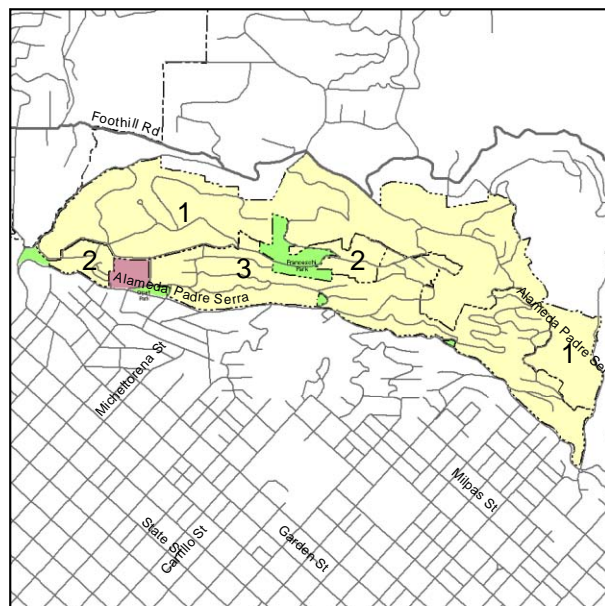
Area: 607 acres

Existing Dwelling Units: 810

### Location

The Riviera is bordered on the north by the top of Mission Ridge; on the south by Alameda Padre Serra; on the east by Sycamore Canyon Road; and on the west by Mountain Drive.

Land Use Designation	Residential Density Allowed	%
Low Density	1 du/acre max	56%
Low Density	2 du/acre max	6%
Low Density	3 du/acre max	32%
Office Low Impact R&D	12 du/acre	2%
Open Space – Parks	N/A	4%



### Neighborhood Description

The Riviera is primarily a single family neighborhood with some larger institutional uses. The General Plan envisions this area remaining low density. Existing densities of 1 du/acre in the northern portion and 3 du/acre in the areas closer to Alameda Padre Serra with a small area east of

Franceschi Park of 2 du/acre are consistent with the single family zoning (A-1, A-2, and E-1).

This area has seen little development since 1990, with less than a dozen new single family homes being added. Given the topography of the area, future residential subdivisions need to comply with slope density requirements and hillside grading policies. There are approximately 38 vacant sites totaling 25.7 acres in this area.

The Riviera has some of the most sweeping views of the City, which is an asset to this area, but could also result in neighborhood discord when new development and landscaping is proposed that blocks people's personal views of the mountains or ocean or imposes on their privacy.

The paseos that are found throughout the Riviera are unique and should be maintained.

The Riviera Campus Specific Plan and Historic District is located on the west end of the neighborhood and includes the Riviera Theater. In addition to the theater, other uses allowed by the Specific Plan include primarily research and development establishments and related administrative offices, professional offices, and arts related uses.

The El Encanto Hotel is also located in the western portion of the neighborhood and began a major reconstruction project in 2006 with estimated completion in 2013. The Riviera is served by Franceschi Park and a portion of Orpet Park, both passive parks.



*Loma Media Below*

## EUCALYPTUS HILL

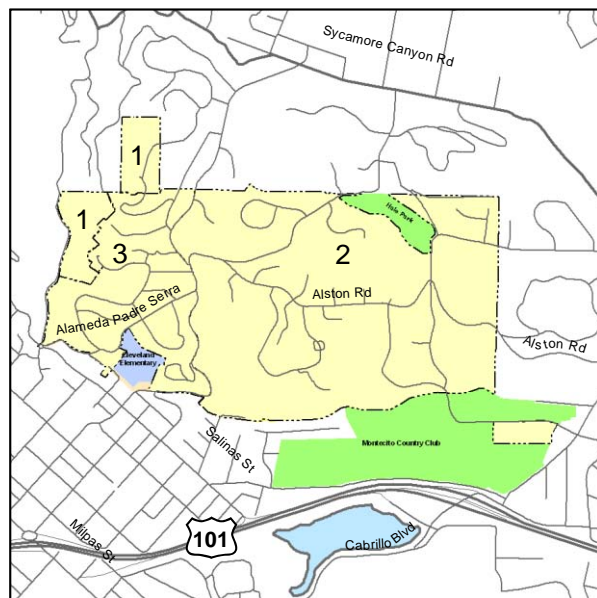
Area: 672 acres

Existing Dwelling Units: 691

### Location

The Eucalyptus Hill area is bounded on the north and east by the City limits; by Sycamore Canyon on the west; and the bottom of the hill and Old Coast Highway on the south.

Land Use Designation	Residential Density Allowed	%
Low Density	1 du/acre max	5%
Low Density	2 du/acre max	57%
Low Density	3 du/acre max	17%
Institutional & Related	Underlying Zone of Surrounding Properties	1%
Open Space – Parks	N/A	18%



### Neighborhood Description

This neighborhood is a low-density single family neighborhood with a General Plan designation of Low Density Residential, 2 and 3 du/acre. Most of the developed lots are medium to large sizes, in some cases containing one or more acres. The General Plan recommends maintaining the low density development pattern.

The existing zoning of A-2, in the majority of this area and E-1, along the western portion should be preserved.

Given the topography of the area, future residential subdivisions need to comply with slope density requirements and hillside grading policies. This area has seen approximately 14 new units developed since 1990, and has approximately 39 vacant lots totaling 30.4 acres.

The area has considerable steep topography that affords beautiful views of the City. Hillside development can affect views both from this neighborhood looking out over lower elevations, and toward this neighborhood from many areas in the city below.

Many blocks in this area are not through streets, and terminate in cul-de-sacs. The western area of the neighborhood is within the Sycamore Creek Watershed. This neighborhood is entirely located in the High Fire Hazard Zone of the City as defined in the City's Wildland Fire Plan.

The area is served by Cleveland Elementary School located on Alameda Padre Serra close to Sycamore Canyon.

Hale Park is located in the northern end of the neighborhood and is an open space park mostly undeveloped and includes trails through oak woodlands. The Montecito Country Club golf course, while not a public use, offers a significant open green space on the hillside.



*Eucalyptus Hill*



## LOWER RIVIERA

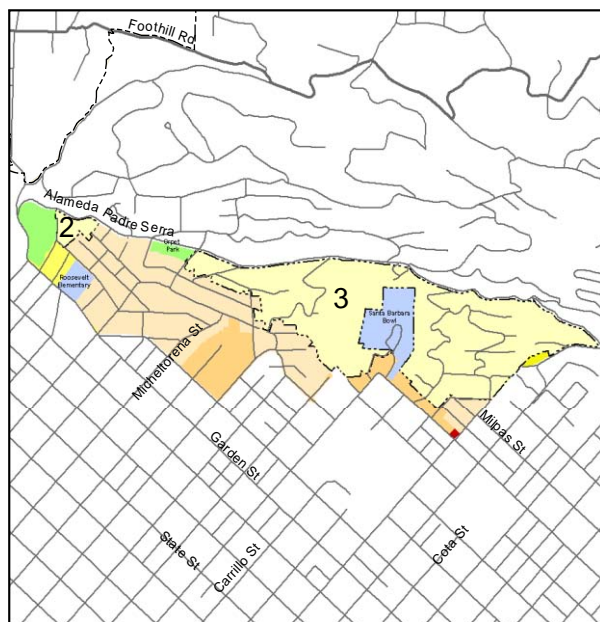
Area: 306 acres

Existing Dwelling Units: 1253

### Location

The Lower Riviera neighborhood lies below the Riviera Neighborhood and Alameda Padre Serra. It is bordered on the west by the Old Mission and on the east by Canon Perdido Street.

Land Use Designation	Residential Density Allowed	%
Low Density	2 du/acre max	1%
Low Density	3 du/acre max	47%
Medium Density	12 du/acre max	32%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	9%
Commercial/High	12-18 du/acre (Base) 28-36 du/acre (Incentive Program)	<1%
Institutional & Related	Underlying Zone	7%
Open Space - Parks	N/A	4%



### Neighborhood Description

The Lower Riviera Neighborhood includes both single family and multi-family development. The General Plan designations include densities ranging from 3 du/acre on the northern areas near Alameda Padre Serra (zoned E-1); 12 du/acre in the R-2 zoned areas, and higher densities of a maximum 15-27 du/acre in a small area of existing R-3 and C-O zoning; the area of the former Saint Francis Hospital.

The General Plan land use designation for the area is Medium High Density Residential (that allows a range of between 12-27 du/acre) which is consistent with adjacent R-3 and C-O zoning. Prior zoning of C-O allowed medical offices. The General Plan expects this area to transition into residential uses over time. A small portion of this neighborhood in the areas of Milpas and Canon Perdido includes the Commercial/High Residential density (that allows a range of between 28-36 du/acre) which would allow even higher densities if for priority housing.

The Grand Avenue area is characterized with smaller lots on steep topography and narrow roads. The lower area of the neighborhood includes a number of condominium and older apartment complexes.

Due to the small lot configuration on steep slopes, new residential development is very limited. With the exception of the 115 Cottage Health Systems employee housing project approved in 2008, very little new housing was constructed from 1990 to 2009. There are approximately 17 vacant lots totaling 10.3 acres remaining.

The Santa Barbara County Bowl, Mission Historical Park and A.C. Postel Rose Garden, part of Orpet Park and Roosevelt School are all located in the Lower Riviera Neighborhood.



*SB Mission and A.C. Postel Rose Garden*

## CAMPANIL

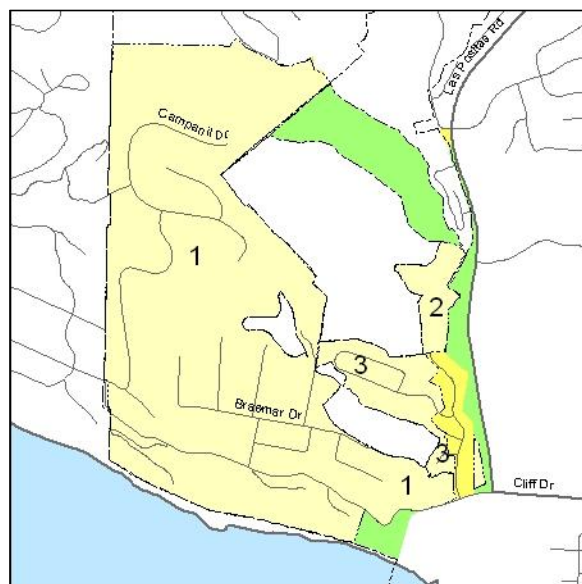
Area: 489 acres

Existing Dwelling Units: 310

### Location

The Campanil area is bordered on the north by Arroyo Burro Creek; on the south by the Pacific Ocean; on the east by the City limits line and lower Las Positas Road; and on the west by Hope Ranch.

Land Use Designation	Residential Density Allowed	%
Low Density	1 du/acre max	76%
Low Density	2 du/acre max	3%
Low Density	3 du/acre max	9%
Open Space – Parks	N/A	12%



### Neighborhood Description

The Campanil neighborhood is a single family residential area with larger lots. The General Plan designation for the area is mostly Low Density, 1 du/acre, consistent with the A-1 zoning designation and with the hillside and bluff top properties in this neighborhood.

Approximately 13 new single family homes have been developed from 1990 to 2009. There remain approximately 55 vacant parcels totaling 154 acres.

The neighborhood is in a geologic and visual sensitivity area due to coastal bluffs and other areas with slopes of greater than 30%. Existing slope density requirements would also apply for any future subdivisions. The area is also in the City's High Fire Zone – Coastal Zone moderate risk category.

The Vista Del Mar Drive tract area and most properties along Alan Road are designated Low Density Residential 3 du/acre with E-3 zoning. Given sizes and slopes of most of the lots, this is not expected to result in much more density. There are a few County parcels in the Vista Del Mar tract which should have the 3 du/acre General Plan designation and E-3 zoning should they be annexed.

This neighborhood includes the Braemar Tract area where the land use pattern is small lot development on steep topography and has historically been considered an example of improper subdivision techniques that the City would not want to see repeated. This area is quite steep and any future standard subdivision must be carefully considered.

Approximately half of the Campanil neighborhood consists of County property that could be annexed in the future. Most of the area is steep slopes with poor soils conditions. In 2009, a portion of what is known as Veronica Meadows was annexed into the City and has a Low Density Residential 2 du/acre land use designation.



The Las Positas Valley & Northside Pre-Annexation Study drafted in the 1990s but never adopted, recommended a Major Hillside, One Unit Per Acre General Plan land use designation for the low density areas that currently abut A-1 zoned properties in the City. Future annexations of unincorporated areas should become part of the Campanil Neighborhood.

Arroyo Burro Creek runs through the Campanil neighborhood. The General Plan envisions a recreational trail that follows Arroyo Burro Creek from the ocean to Foothill Road.

Arroyo Burro Beach (Hendry's Beach), a County run beach park is located at the end of Las Positas Road.



*Views of Campanil Hills from Cliff Drive*

## BEL AIR

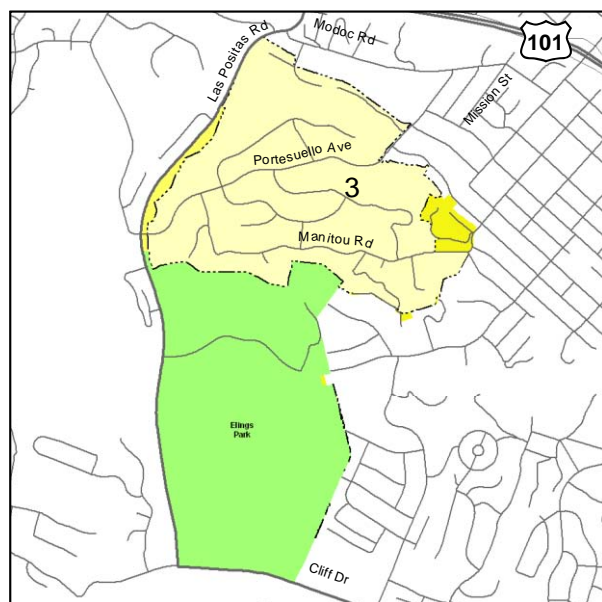
Area: 480 acres

Existing Dwelling Units: 490

### Location

The Bel Air area is bordered on the west by Las Positas Road, on the north by La Cumbre Junior High School, on the south by the edge of Elings Park South, on the east by the Westside Neighborhood.

Land Use Designation	Residential Density Allowed	%
Low Density	3 du/acre max	49%
Low Density	5 du/acre max	2%
Open Space – Parks	N/A	49%



### Neighborhood Description

The Bel Air neighborhood is primarily a single family residential neighborhood with some condominium development along the northwestern boundary. The General Plan land use designation over the area is primarily Low Density Residential 3 du/acre with some Low Density Residential of 5 du/acre.

The majority of the 3 du/acre designation is consistent with E-1 zoning. The eastern portion of the neighborhood has a General Plan designation of 5 du/acre with R-1 zoning. Because of the hillside characteristic of this neighborhood and the desire to preserve low density residential development, the 5 du/acre General Plan designation is being maintained for this area.

This neighborhood is primarily built out. There is limited development potential in the residential portions of this neighborhood with 14 vacant lots totaling approximately 17.95 acres. However, Elings Park is expected to continue developing over several years.

This area has seen approximately 13 new single family residences, over the past 20 years. This neighborhood has areas of visual sensitivity due to major hillsides of 30% or more.

Elings Park and the recently annexed Elings Park South (also known as the Jesuit Property) is a private, non-profit park that is currently designated as Open Space & Community Park in the Open Space Element. Key land use issues are compatibility of the park uses with the surrounding neighborhood. The City's Las Positas Tennis Courts are located below Elings Park.



*Elings Park on Las Positas Road*

## ALTA MESA

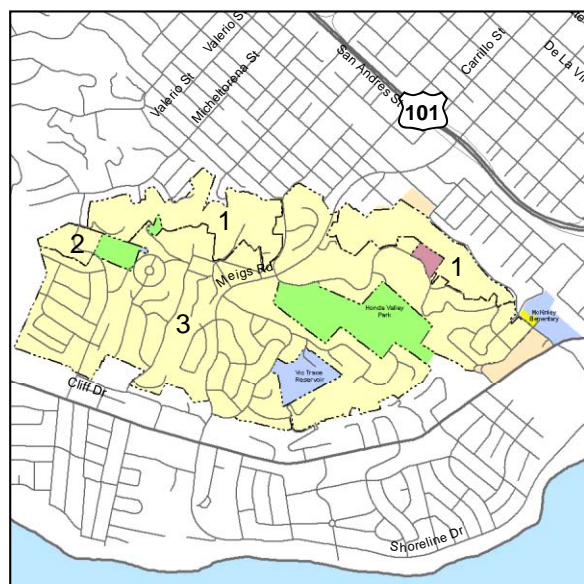
Area: 634 acres

Existing Dwelling Units: 1432

### Location

Alta Mesa neighborhood is bordered by Loma Alta Drive on the east; by the City limits on the west; on the south by the existing development oriented to Cliff Drive; and on the north by the base of the steep hillside.

Land Use Designation	Residential Density Allowed	%
Low Density	1 du/acre max	16%
Low Density	2 du/acre max	2%
Low Density	3 du/acre max	67%
Low Density	5 du/acre max	<1%
Office Low Impact Research and Development	3 du/acre max	1%
Medium Density	12 Dwelling Units Per Acre	2%
Institutional & Related	Underlying Zone of Surrounding Properties	2%
Open Space - Parks	N/A	9%



### Neighborhood Description

The Alta Mesa is mainly a single family area with General Plan designations of Low Density, 1, 2 or 3 du/acre over mostly E-1 zoning. The General Plan envisions this area remaining a low density neighborhood. There exist approximately 29 vacant parcels totaling 12.65 acres.

The steep hills along the northern border are classified as Major Hillside Open Space by the Open Space Element and are zoned A-1 and A-2. Any future residential subdivision needs to comply with slope density requirements and hillside grading policies.

In 2008, during the *Plan Santa Barbara* process, a group of architects and Mesa residents worked on a vision of the Mesa. Overarching goals identified were to strengthen the community, self-sufficiency, and sustainability of the MESA “village” within Santa Barbara. Ideas for improving the Mesa will continue to be refined as sustainable neighborhood plans get underway in the future.

KEYT station and other non-residential uses are located in what is known as TV Hill. This area has a special zoning designation of C-X that allows research and development and transmitting and broadcasting station type uses.

Parks include Honda Valley, Hilda Ray, and Escondido. Two city reservoirs and McKinley Elementary School are located in the Alta Mesa.



Hilda Ray Park – Kenwood Road

# Sub-Urban Low and Medium Density Neighborhoods

## HOPE

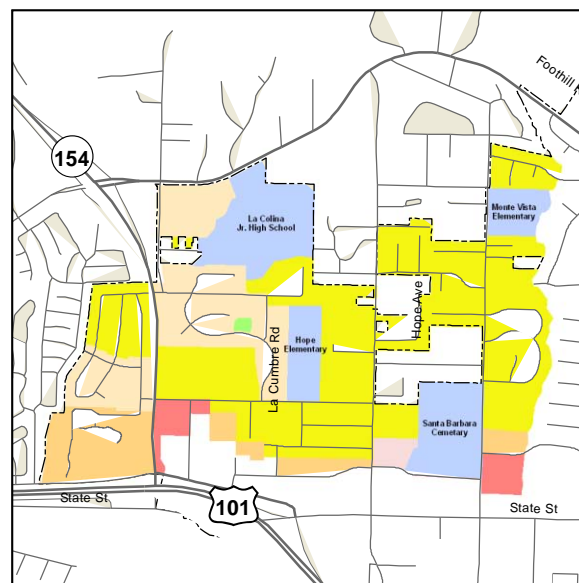
Area: 365 acres

Existing Dwelling Units: 1874

### Location

The Hope neighborhood is bounded on the north and west by the City limit line, on the south by Via Lucero and on the east by Arroyo Burro Creek.

Land Use Designation	Residential Density Allowed	%
Low Density	5 du/acre	48%
Medium Density	12 du/acre	18%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	10%
Office/Medium Density	12 du/acre	1%
Commercial/ Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	3%
Institutional & Related	Underlying Zone of Surrounding Properties	19%
Open Space – Parks	N/A	<1%



### Neighborhood Description

Hope includes single family, duplex, and multi-family development. Single family areas have a General Plan designation of 5 du/acre with E-3 zoning. The duplex and multi-family areas have a Medium Density, 12 du/acre designation with R-2 zoning. Denser areas along Via Lucero and San Remo are designated Medium High that allows a range of between 12-27 du/acre, consistent with R-3 zoning.

There are a number of senior and family affordable housing complexes in the Hope neighborhood including Vista La Cumbre, El Patio, St. Vincent's Gardens and Villa Caridad.

The entire area has the SD-2, Upper State Street Area overlay which has a height limit of 3 stories or 45 feet for the commercial and multi-family zoned areas. Given the extensive mountain views in the Upper State Street area, maintaining these height limitations in the future is appropriate.



The area abuts County properties. Should the developed residential areas ever annex, a General Plan designation of 5 du/acre and E-3 zoning is recommended and is consistent with surrounding properties in the City.

Monte Vista, Hope Elementary, La Colina Junior High, and Bishop Garcia Diego High are all in this neighborhood. La Colina Jr. High houses other schools (e.g., Open Alternative Charter School). Calvary Cemetery is located along Hope Avenue.

Arroyo Burro Creek runs through the eastern edge of Hope neighborhood. The General Plan envisions a recreational trail that follows Arroyo Burro Creek from the ocean to Foothill Road.

With the exception of Los Robles, a small neighborhood park, there are no other parks in this neighborhood. Future park demand standards should evaluate whether this area is adequately served by parks.



*Via Diego*

## SAN ROQUE

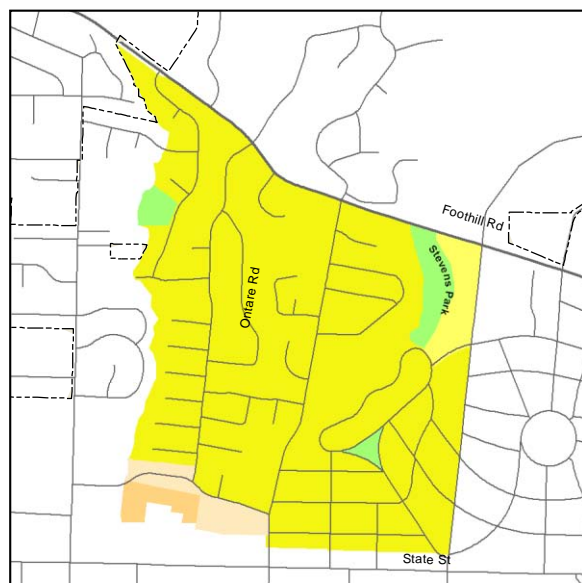
Area: 273 acres

Existing Dwelling Units: 977

### Location

San Roque is bordered on the north by Foothill Road; on the south by the commercial development above State Street; on the east by San Roque Road; and on the west by Arroyo Burro Creek.

Land Use Designation	Residential Density Allowed	%
Low Density	3 du/acre max	3%
Low Density	5 du/acre max	88%
Medium Density	12 du/acre	3%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	2%
Open Space – Parks	N/A	4%



### Neighborhood Description

The San Roque Neighborhood is mainly a single family neighborhood. The residential area is primarily designated 5 du/acre over E-2 and E-3 zoning with a small area zoned E-1. The southern

boundary of the neighborhood includes denser multi-family complexes along San Remo Drive that have a Medium Density designation with R-2 or R-3 zoning. The entire area has the SD-2, Upper State Street Area.

Portions of the residential areas have a special zoning overlay of SD-1 for properties located northerly of State Street between San Roque Road and Ontare Road. This overlay designation requires greater setbacks than required in the base zone.

The State Street boundary could see changes in the future as more mixed use and residential develops along the commercial corridor that borders San Roque neighborhood. The commercial development along State Street includes a variety of commercial, lodging and office uses. The northern portion of State Street has a Medium High Residential density and not High Density in an effort to respect the scenic mountain views to the north.

Because of the close proximity of the residential neighborhoods to State Street and neighborhood serving uses, pedestrian and/or bicycle connections are an important consideration in future development near and along State Street.

The parks that serve the neighborhood are San Roque Park, Willowglen and a portion of Stevens Park.



Canon Drive

## EAST SAN ROQUE

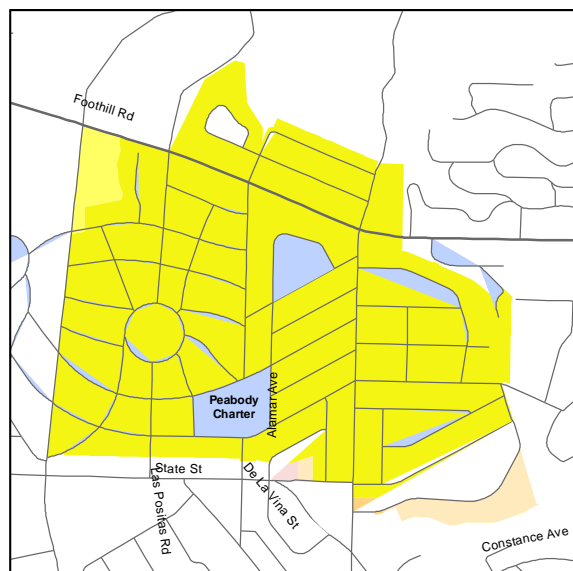
Area: 284 acres

Existing Dwelling Units: 1210

### Location

The East San Roque neighborhood is bordered on the north by Foothill Road, Laurel Canyon Road, and the property line above Marilyn Way; on the south by Mission Creek and State Street and the property lines above State Street; on the east by the City limits; and on the west by San Roque Road.

Land Use Designation	Residential Density Allowed	%
Low Density	3 du/acre max	2%
Low Density	5 du/acre max	89%
Medium Density	12 du/acre	5%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	<1%
Office/Medium Density	12-18 du/acre	<1%
Institutional & Related	Underlying Zone of Surrounding Properties	3%



### Neighborhood Description

The East San Roque Neighborhood is characterized as a single family neighborhood with the exception of multi-family development on the southeastern border along Miradero Drive. The General Plan designation is primarily 5 du/acre over E-3, One-Family Residence zoning. The neighborhood is entirely built out and little change is expected.

The State Street boundary could see changes in the future as more mixed use and residential develops along the commercial corridor that borders East San Roque. The commercial development along State Street includes a variety of commercial and neighborhood serving uses. The northern portion of State Street is recommended to have a Medium High Residential density and not High Density in an effort to respect the scenic mountain views to the north.

Because of the close proximity of the residential neighborhoods to State Street and neighborhood serving uses, pedestrian and/or bicycle connections are an important consideration in future development near and along State Street.

Except for a few non-residential parcels between Calle Crespis and Alamar, the neighborhood does not include much commercial use. Woodglen Hall, a senior citizen's residence, Peabody Elementary School and San Roque Elementary School are located in the area. There are no parks in this specific neighborhood.



Multi-Family Housing – Miradero Drive



## HIDDEN VALLEY

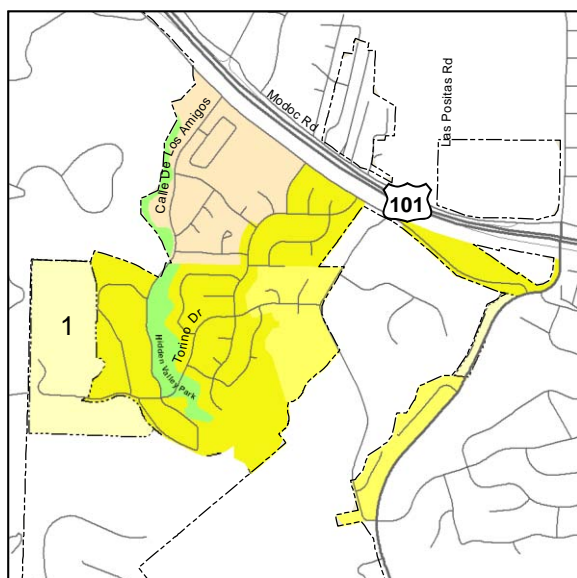
Area: 335 acres

Existing Dwelling Units: 966

### Location

The Hidden Valley area is bordered on the north by Highway 101; on the south by the Campanil Hill Neighborhood, County properties and Arroyo Burro Creek; on the east by Veronica Springs Road; and on the west by Hope Ranch.

Land Use Designation	Residential Density Allowed	%
Low Density	1 du/acre max	15%
Low Density	3 du/acre	15%
Low Density	5 du/acre	44%
Medium Density	12 du/acre	20%
Open Space – Parks	N/A	6%



### Neighborhood Description

The Hidden Valley neighborhood is almost entirely developed. The southern and eastern portions of the neighborhood are developed with single family uses consistent with 5 du/acre General Plan designation and include zoning of E-1, E-2, or E-3. The northwesterly area, zoned R-2, is developed with duplex and multi-family units

consistent with the R-2 zoning and 12 du/acre General Plan designation. The area that borders Hope Ranch is zoned A-1, consistent with the Low Density Residential, 1 du/acre General Plan designation.

While the areas that are in the City are almost entirely developed, there are unincorporated areas (Veronica Springs area) that could be annexed in the future to the City. The northern most portions of the unincorporated area are currently larger single family lots.

The Las Positas Valley and Northside Pre-Annexation Study drafted in 2000 recommended a General Plan designation of 3 and 5 du/acre for the central and southern Veronica Springs areas which would be consistent with the surrounding City General Plan designation of 5 du/acre. The draft annexation study also suggested a new neighborhood for the Veronica Springs area. Should these unincorporated areas annex into the City in the future, a new Veronica Springs neighborhood should be considered.

Arroyo Burro Creek runs through Hidden Valley. The General Plan envisions a recreational trail that follows Arroyo Burro Creek from the ocean to Foothill Road.

Hidden Valley Park, located along Arroyo Burro Creek and two large licensed residential care facilities, Vista Del Monte and Valle Verde and Hillside House are in this area.



*Vista Del Monte Retirement Community*

## HITCHCOCK

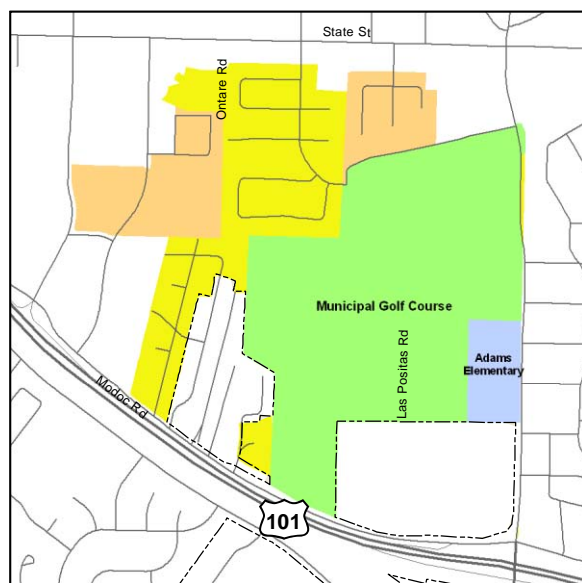
Area: 273 acres

Existing Dwelling Units: 977

### Location

Hitchcock is bounded on the north by the rear of the commercial development along Upper State Street; on the south by Highway 101; on the east by Las Positas Road; and on the west by the easterly boundary of La Cumbre Plaza Shopping Center.

Land Use Designation	Residential Density Allowed	%
Low Density	5 du/acre max	27%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	16%
Institutional & Related	Underlying Zone of Surrounding Properties	4%
Open Space – Parks	N/A	52%



### Neighborhood Description

The Hitchcock Neighborhood consists of several diverse sub-areas. The single family areas have a General Plan Designation of 5 du/acre and a zoning designation of E-3. The multi-family areas have a General Plan designation of either Medium Density (e.g., Monterey Pines Development, Franciscan Villas) or Medium High Density (areas behind Broadmoor Plaza) with either R-2 or R-3 zoning.

The southern area has auto dealerships and other non-residential uses. A Medium High density is recommended for the area that is currently in commercial use, although it has E-3 underlying zoning.

Hope Avenue and Hitchcock Avenue connect the neighborhood to the State Street commercial corridor. The 2006 Upper State Street Study identified the importance of connections between the residential areas to the commercial corridor.

The entire area has the SD-2, Upper State Street Area zoning overlay which limits buildings height to 3 stories or 45 feet. Given the extensive mountain views in this Upper State Street area, maintaining these height limitations in the future is appropriate.

The Hitchcock Neighborhood contains two islands of unincorporated territory: the Apple Grove area and the Earl Warren Showgrounds. A General Plan density of 5 du/acre would be consistent with much of the surrounding single family areas.

San Roque Creek runs along the northwestern edge of the Hitchcock Neighborhood. The General Plan envisions a recreational trail which follows San Roque Creek from its confluence with Arroyo Burro Creek to Foothill Road.

Adams Elementary School and the Santa Barbara Municipal Golf Club are in the area. The Earl Warren Show Grounds are adjacent to the golf course.



*Santa Barbara Municipal Golf Course*

## SAMARKAND

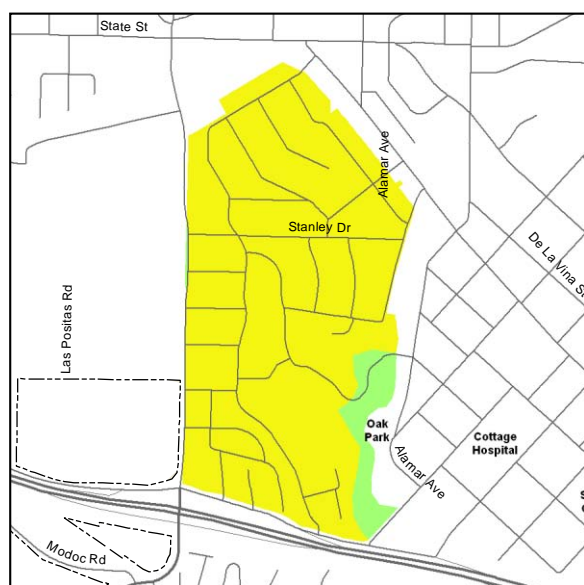
Area: 177 acres

Existing Dwelling Units: 733

### Location

Samarkand is bordered on the north by the property lines above Samarkand Drive and Serena Road; on the south by Highway 101; on the east by Mission Creek; and on the west by Las Positas Road.

Land Use Designation	Residential Density Allowed	%
Low Density	5 du/acre max	94%
Open Space - Parks	N/A	6%



### Neighborhood Description

Samarkand is primarily a single family neighborhood with little potential for development. The General Plan density for the entire area, with the exception of a portion of Oak Park, is Low Density, 5 du/acre consistent with the E-3 zoning.

The area around Arden Road and the southern portion of the neighborhood includes a scattering of properties with two or more units as well as the Samarkand of Santa Barbara, a retirement community.

Samarkand of Santa Barbara is located in the southern portion of the neighborhood. While expansion to the campus has occurred over the past 20 years, before further new development occurs a Samarkand Master Plan should be submitted to the City.

A portion of Oak Park, a community park, is located along the eastern portion of this neighborhood.



*Samarkand of Santa Barbara*

## EASTSIDE

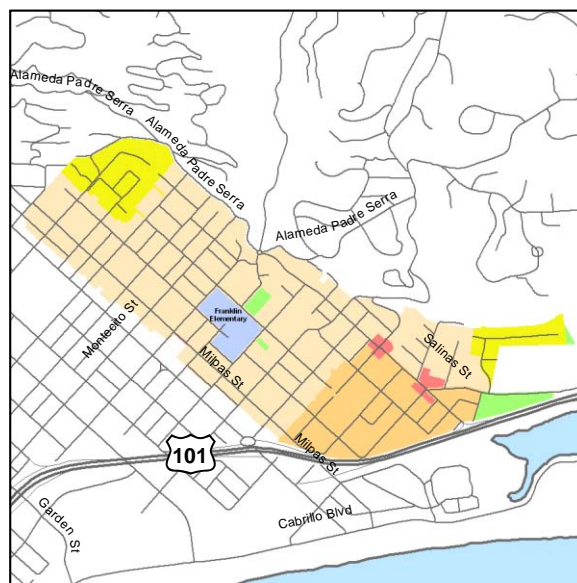
Area: 429 acres

Existing Dwelling Units: 3386

### Location

The Eastside is bounded on the north by Canon Perdido Street; on the south by Highway 101; on the east by the base of the Riviera; and on the west by the rear of the commercial strip along the east side of Milpas Street.

Land Use Designation	Residential Density Allowed	%
Low Density	3 du/acre max	1%
Low Density	5 du/acre max	11%
Medium Density	12 du/acre	64%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	17%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	1%
Institutional & Related	Underlying Zone of Surrounding Properties	3%
Open Space – Parks	N/A	3%



### Neighborhood Description

The northeast corner of the Eastside is zoned for single family and consists entirely of single family homes. The General Plan recognizes the small-lot, single family development and seeks to preserve it with a density 5 du/acre in order to provide an area for moderate-cost, single family housing situated within walking distance to both shopping and employment areas.

A majority of the area above Carpinteria Street is evenly distributed with modest single family homes as well as multiple family. The area has a General Plan designation of 12 du/acre with R-2, Two-Family residential zoning that is appropriate for the area.

Below Carpinteria Street, the General Plan calls for a range of between 12-27 du/acre where the zoning is R-3, Multiple-Family Residence and R-4, Hotel-Motel-Multiple Family Residence. These areas include denser multi-family development in the area of Cacique and Indio Muerto Streets.

Between 1990 and 2009, the Eastside has seen many new residential units as well as some commercial added throughout the entire neighborhood.



There are pockets of C-P, Restricted Commercial Zones along Milpas Street (that abuts this neighborhood) and along Salinas Street. Preservation of C-P zoning is appropriate for future mixed uses that include residential development and/or neighborhood serving and office uses which is a goal of the General Plan. The Plan calls for a density range that allows between 12-27 du/acre for these commercial areas.

The area includes five mobile home or trailer parks. The General Plan considers these parks an appropriate use for the area, provided they are properly maintained in an improved manner, as they provide more affordable and much needed housing.

The Eastside neighborhood abuts the Milpas corridor, a main commercial corridor of the City that could see new mixed use development in the future. This neighborhood could benefit greatly by opportunities to add safe and convenient pedestrian connections across Highway 101 for easier access to the Waterfront, East Beach, Santa Barbara Zoo, and Dwight Murphy Park. A new Cacique Street undercrossing at Highway 101 is expected to be complete by 2011 as part of the Highway 101 improvements. Future 101 widening should consider a Voluntario Street pedestrian overcrossing at Highway 101.

The Eastside contains the Franklin School and the Adelante Charter School and borders Cleveland Elementary school.

Sunflower Park and Eastside Neighborhood Park and the Yanonali Community Gardens are in this area. Sycamore Creek, which runs through much of the Eastside, can provide another opportunity to increase parkland in this neighborhood, if it can be protected for public use as another of the City's major creek open spaces. The Eastside area also contains the Municipal Tennis Courts, the Franklin Community Center and the Eastside Branch Library all which serve the neighborhood and community.



*Eastside Neighborhood Park*

## WESTSIDE

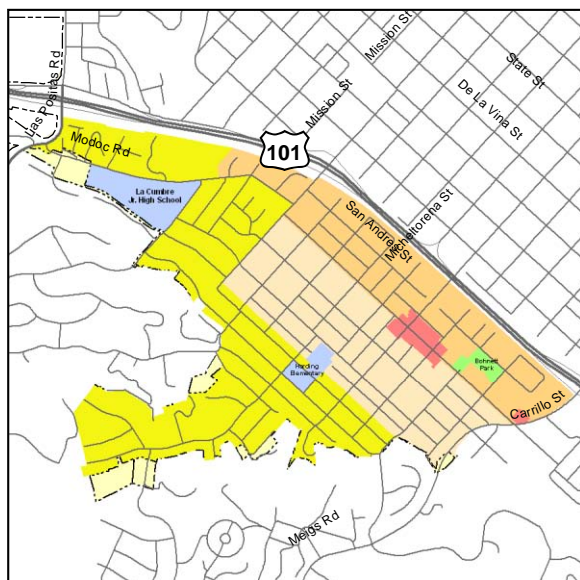
Area: 529 acres

Existing Dwelling Units: 3448

### Location

The Westside is bounded on the north and east by Highway 101; on the south by Carrillo Street and the base of the Mesa Hills; and on the west by the base of the hills containing Bel Air Knolls.

Land Use Designation	Residential Density Allowed	%
Low Density	1, 2, & 3 du/acre max	4%
Low Density	5 du/acre max	42%
Medium Density	12 du/acre	25%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	21%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	2%
Institutional & Related	Underlying Zone of Surrounding Properties	5%
Open Space – Parks	N/A	1%



### Neighborhood Description

The Westside neighborhood is developed with a mix of single family, duplex, and multi-family units. The Westside is a good example of how zones transition to slightly higher densities the closer you get to the City's urban center.

The southern most portion of the neighborhood, closest to the Bel Air area, is developed with single family units and has a General Plan designation of Low Density 5 du/acre and zoning of either R-1 or E-3.

The central area, from Robbins to San Andres Street, has a General Plan designation of Medium Density 12 du/acre consistent with R-2 zoning. The area between Highway 101 and San Andres Street has the highest density with a Medium High Density General Plan designation and R-3 zoning. This area has many apartments.

Since 1989, the Westside neighborhood has added a significant number of new units in the R-2 and R-3 areas, particularly projects with 1-5 net new units. Other than the Boys and Girls Club renovation, there has been no new commercial square footage added from 1989 to the present.

The commercial area around Foodland has a General Plan designation of Commercial/Medium High Density and serves the neighborhood well. Neighborhood serving uses that are easily accessed by neighborhood residents should be supported in the commercial areas of San Andres.

Creek restoration and additions to Bohnett Park as well as public improvements completed over the past ten years have enhanced the neighborhood. Elings Park can be accessed from the Westside through Valerio Street. Pilgrim Terrace Community Gardens is also located in this neighborhood.

The Westside Boys and Girls Club is located in this neighborhood next to Bohnett Park. Harding Elementary and La Cumbre Junior High are also in the area.





*Westside Boys and Girls Club*

## UPPER EAST

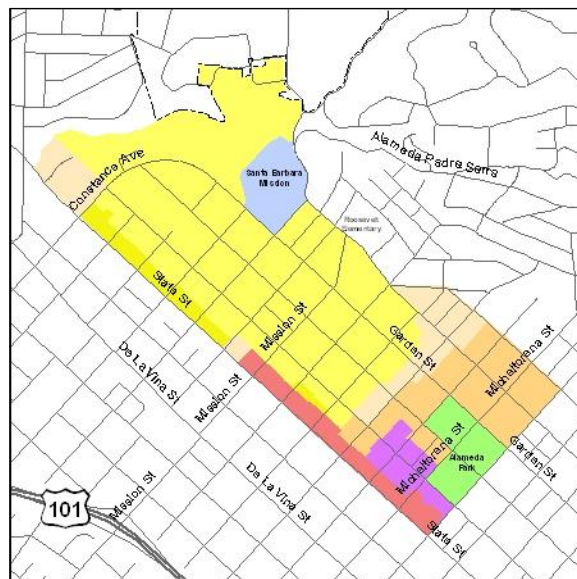
Area: 377 acres

Existing Dwelling Units: 1436

### Location

The Upper East neighborhood is bordered on the north by Mission Creek and Las Encinas Road; on the south by Sola Street; on the east by Laguna Street, Olive Avenue, and Olive Street; and on the west by State Street.

Land Use Designation	Residential Density Allowed	%
Low Density	3 du/acre max	56%
Low Density	5 du/acre max	3%
Medium Density Residential	12 du/acre	10%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	13%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	5%
Office/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	3%
Open Space – Parks	N/A	5%
Institutional	Underlying Zone of Surrounding Properties	5%



### Neighborhood Description

The Upper East Neighborhood is primarily a residential neighborhood. The northern portion of the Upper East Neighborhood is characterized by prestigious, spacious, single family houses set back from the street on large lots. The General Plan designation for this single family area is 3 du/acre in the single family areas that are zoned E-1 and 5 du/acre for areas zoned E-3.

The area bounded by Sola Street and Valerio, Garden and Laguna Streets is primarily multi-family with a General Urban Medium High Density that allows a range of between 12-27 du/acre. This density is appropriate for this area that is well served by city parks and within walking distance to Downtown.

Along the southwestern portion of the neighborhood, near Valerio, there is a mix of structures including apartment structures, motels, professional offices, churches, parks, and schools.

The area bounded by State and Garden and Sola and Valerio streets has a General Plan designation of either Office or Commercial/Medium High Residential designation. Zoning in this area includes C-2, R-O, P-R and R-3. Because of proximity to Downtown and State Street, further redevelopment of residential along with mixed and neighborhood serving non-residential uses could occur in these areas which are outside the single family zones

The area along State Street to Mission Street has a designation of Commercial/Medium High Density where commercial zoning currently exists but borders the single family zoned area. This density is generally similar to the historical general plan density designation for these blocks.

A portion of the Lower Riviera Special Design District (Bungalow District) and a portion of El Pueblo Viejo Landmark District are located within this neighborhood, so preservation of neighborhood character is an important factor in any future redevelopment.

During the *Plan Santa Barbara* process, the Upper East Association met to discuss their neighborhood. Generally the residents do not wish to see major changes particularly if there is the potential to increase densities. As the Sustainable Neighborhood plans progress with individual neighborhoods, some of the specific concerns that they have identified can be further explored with the public.

This neighborhood contains the Old Mission. The neighborhood has a concentration of cultural, recreational and religious institutions serving the entire city, including the Museum of Natural History, Alice Keck Park Memorial Garden, Alameda Park (and Kids World), Our Lady of Sorrows, Trinity Episcopal Church, Christian Science First Church of Christ Scientist, Unitarian Society of Santa Barbara, and Unity Church of Santa Barbara. The site formerly occupied by Saint Anthony's Seminary is being converted to San Roque School.



*Home at Garden and Pedregosa Street*

## EAST MESA

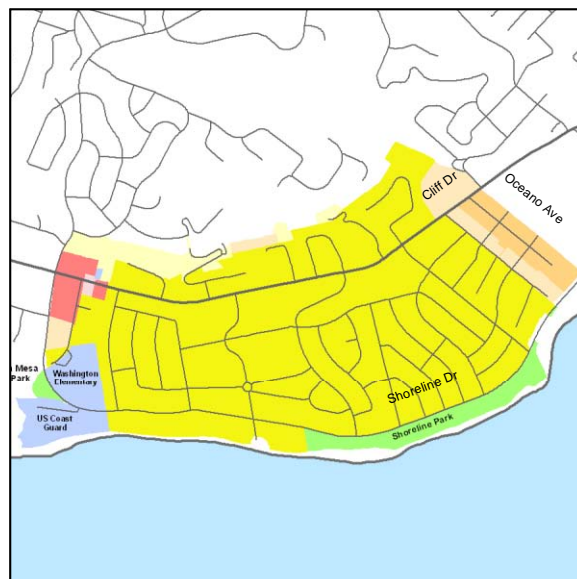
Area: 376 acres

Existing Dwelling Units: 1676

### Location

The East Mesa area is bordered on the north by the southern edge of the Mesa Hills; on the south by the Pacific Ocean; on the east by Oceano Avenue; and on the west by Meigs Road.

Land Use Designation	Residential Density Allowed	%
Low Density	3 du/acre max	4%
Low Density	5 du/acre max	76%
Medium Density	12 du/acre	5%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	3%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	2%
Office/Medium Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	<1%
Institutional & Related	Underlying Zone of Surrounding Properties	5%
Open Space – Parks	N/A	5%



### Neighborhood Description

The East Mesa is characterized as a small lot single family neighborhood with the exception of some multiple-family areas near Oceano and Barranca Avenues.

Most of the East Mesa neighborhood has a General Plan designation of 5 du/acre with E-3 zoning. There is a commercial area near the corner of Cliff Drive and Meigs Road.

The commercial areas are surrounded by single family residences on the north and east with some condominium development to the south. The commercial areas have a General Plan designation of Medium High Density that allows a range of between 12-27 dwelling units per acre with C-P, Restricted Commercial zoning. This density designation is consistent with policies of locating residential uses closest to neighborhood serving uses to Cliff Drive, a main transit corridor of the Mesa.

In 2008, during the *Plan Santa Barbara* process, a group of architects along with Mesa residents came up with their vision of the Mesa. (See Alta Mesa discussion)

Cliff Drive is currently a State Highway under Caltrans jurisdiction. Should the City acquire jurisdiction for Cliff Drive, the City will have a tremendous opportunity to improve the character of Cliff Drive and the Mesa. Residents are interested in Cliff Drive becoming the “Main Street” of the Mesa, a central artery that connects the Mesa neighborhoods and brings residents together, while providing viable options for alternative transportation modes.

Shoreline Drive serves as a scenic drive and is developed with single family residences to the north and Shoreline Park to the south as well as bluff top single family residences along the western side. East Mesa contains the federal lighthouse and Washington Elementary School.



*Shoreline Drive*

## WEST MESA

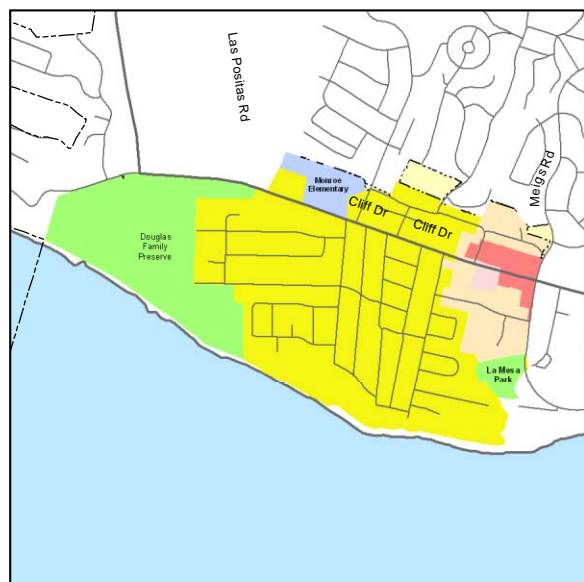
Area: 350 acres

Existing Dwelling Units: 1152

### Location

The West Mesa is bounded on the north by Cliff Drive and by existing development oriented toward Cliff Drive; on the south by the Pacific Ocean; on the east by a line running along Meigs Road to the ocean; and on the west by Arroyo Beach Park.

Land Use Designation	Residential Density Allowed	%
Low Density	3 du/acre max	2%
Low Density	5 du/acre max	60%
Medium Density	12 du/acre	9%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	3%
Office/Medium Density	12 du/acre	1%
Institutional & Related	Underlying Zone of Surrounding Properties	3%
Open Space – Parks	N/A	23%



### Neighborhood Description

The West Mesa is mostly a single family neighborhood with a commercial center in the area of Cliff Drive and Meigs Road. The commercial area is surrounded by multi-family uses on north and some duplex and condominium development on the south.

Most of the West Mesa neighborhood has a density classification of 5 du/acre with E-3 zoning. Most of the neighborhood south of Cliff Drive is in the City's Coastal Zone.

The commercial areas have a Commercial/Medium High or Office/Medium Density General Plan designation with a C-P, Restricted Commercial zone overlay (See East Mesa discussion).

In 2008, during the *Plan Santa Barbara* process, a group of architects along with long-time Mesa residents worked on ideas for their vision of the Mesa (See Alta Mesa Discussion).

Cliff Drive is currently a State Highway under Caltrans jurisdiction. (See East Mesa discussion).

La Mesa Park and the Douglas Family Preserve, a large open space park, are located in the West Mesa neighborhood. Monroe Elementary School is also in this neighborhood.



*Mixed Use - Corner of Cliff and Meigs*



## COAST VILLAGE

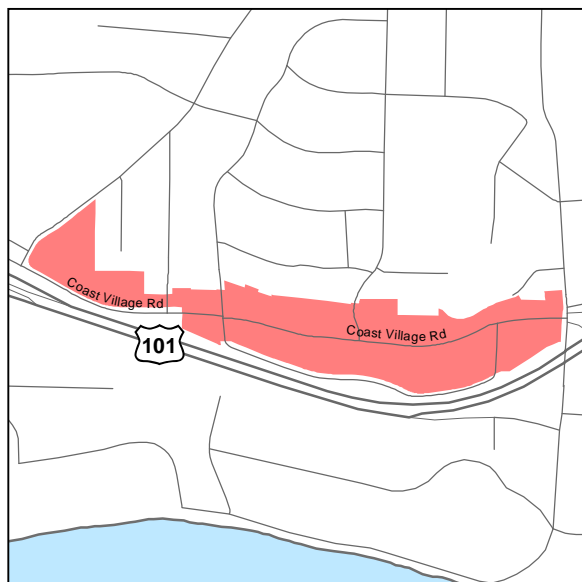
Area: 36 acres

Existing Dwelling Units: 112

### Location

The Coast Village area is bounded on the north by the rear property lines of the lots on the north side of Coast Village Road; on the south by Highway 101; on the east by Olive Mill Road; and on the west by Hot Springs Road.

Land Use Designation	Residential Density Allowed	%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	100%



### Neighborhood Description

Coast Village is predominantly a commercial corridor with some older residential development. The General Plan designation of Commercial/Medium High Density would allow a range of between 12-27 du/acre for future residential or mixed use development. The zoning designation for Coast Village is C-1, Limited Commercial Zone which permits commercial and residential uses.

Some of the uses include restaurants, banks, offices, and high end retail shops. The new roundabout at the end of Hot Springs Road was recently completed as a major capital improvement for this area. The Montecito Inn and Café is located in this neighborhood.

Local property and business owners in the area consider Coast Village to be the “Eastern Gateway to Santa Barbara” and have been working actively to pursue architectural guidelines and development standards.

This area has seen limited new building development or mixed use over the past 20 years. However, this could change in the future as sites could redevelop with mixed use. Therefore, addressing property owners and residents’ concerns regarding development standards such as floor area ratios, building heights, setbacks, preservation of views from public areas, open space, pedestrian and vehicular circulation, etc., would be an important component of future planning efforts for Coast Village.

There are currently no institutional uses or parks in the Coast Village neighborhood.



*Coast Village Road*



# General Urban Medium and High Density Neighborhoods

## LOWER WEST

Area: 127 acres

Existing Dwelling Units: 1368

### Location

The Lower West is bounded on the north by Carrillo Street; on the south by Montecito Street; on the east by Highway 101; and on the west by Loma Alta Drive and the base of the Mesa Hills.

Land Use Designation	Residential Density Allowed	%
Low Density	1 du/acre max	7%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	79%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	1%
Medium Density	12 du/acre	12%
Open Space – Parks	N/A	1%



### Neighborhood Description

The Lower West Neighborhood is the City's most densely settled residential area. The area has a mix of modest single family homes, many older apartment buildings and some condominium development.

The General Plan has most of this area designated for Medium High Density that allows a range of between 12-27 du/acre with a smaller portion designated Medium Density, 12 du/acre. The northern portion is zoned R-3 and the southern portion is R-4. Future residential growth will result in part from redevelopment of some single family residential and duplex areas into multiple-unit use.

Lower West has a small commercial market that serves the neighborhood as well as some commercial uses on the corner of Castillo and Montecito Street. Also in this neighborhood is Parque de los Niños and Children's Orchard, a small park with orchard and vegetable gardens for residents of Santa Barbara's lower westside, built in 1996.



*Coronel Place*

## WEST BEACH

Area: 183 acres

Existing Dwelling Units: 619

### Location

The West Beach Neighborhood is bounded on the southeast by Cabrillo Boulevard and Shoreline Drive; on the southwest by the western property line of Santa Barbara City College; on the northwest by Montecito Street, Castillo Street, and Highway 101; and on the northeast by Yanonali and Chapala Streets and Kimberly Avenue.

Land Use Designation	Residential Density Allowed	%
Hotel/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	20%
Ocean Related Commercial/ Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	9%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	7%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	5%
Open Space - Parks	N/A	14%
Institutional & Related	Underlying Zone of Surrounding Properties	45%



### Neighborhood Description

Sometimes known as the Ambassador area, the West Beach Neighborhood is characterized by a combination of Spanish-style motels along the ocean frontage, which merge into a multi-family residential area behind Cabrillo Boulevard. The General Plan calls for Hotel/Medium High Density that allows a range of between 12-27 du/acre for the areas where residential is allowed and is reflected in the R-4 zoning covering much of this area.

There is a commercial area along Montecito Street that has a Commercial/Medium High Density designation consistent with the hotel and ocean related and residential uses in the vicinity. The properties along Castillo Street and Cabrillo Boulevard are zoned HRC-1, Hotel and Related Commerce zone, where hotels, motels and tourists courts are the primary allowed use. This neighborhood shopping area located on Montecito Street serves the ocean-front residential and motel areas in the vicinity.

The entire neighborhood is located within the City's coastal zone.

Approximately half the land area of the West Beach Neighborhood is developed with Santa Barbara City College. In addition, the area contains Pershing Park, which is shared with City College for athletic facilities. West Beach also contains Ambassador Park, located within the motel strip on Cabrillo Boulevard, Plaza del Mar and the Moreton Bay Fig Tree.



*Multi-Family on Bath Street*

## EAST BEACH

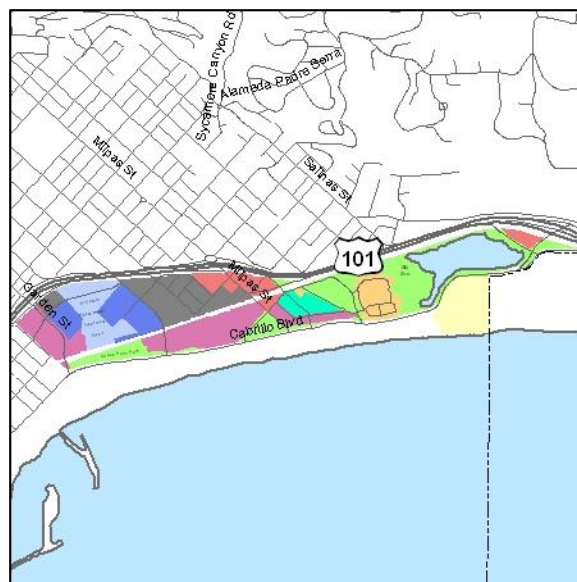
Area: 321 acres

Existing Dwelling Units: 565

### Location

East Beach is bounded on the north by Highway 101; on the south by Cabrillo Boulevard; on the east by the City Limits; and on the west by Santa Barbara Street.

Land Use Designation	Residential Density Allowed	%
Low Density	3 du/acre max	9%
Hotel/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	3%
Ocean Related Industrial	N/A	8%
Ocean Related Commercial/ Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	19%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	5
Commercial Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	6%
Industrial	N/A	12%
Institutional & Related	Underlying Zone of Surrounding Properties	7%
Open Space - Parks	N/A	32%



### Neighborhood Description

The East Beach Neighborhood is one of the more diverse neighborhoods in the City from a land use perspective. The East Beach neighborhood between Santa Barbara Street and Milpas Street is currently developed with a diverse mix of industrial, manufacturing, hotel-motel, residential and public facility uses.

The General Plan densities for the commercial, ocean related and residential areas are Medium High Density that allows a range of between 12-27 du/acre. The entire neighborhood is in the City's coastal zone.

The area between Calle Cesar Chavez and Milpas, behind the Fess Parker's Double Tree Resort, includes the City's main industrial, M-1 zoned area. General Plan policies support industrial uses as an important land use in the city.

To the east of Milpas Street, the East Beach neighborhood has hotel, apartment and condominium development adjacent to a substantial number of public facilities.



Since the 1980's the area has seen significant development and new land uses including the Fess Parker Double Tree Resort, the expansion of Chase Palm Park, Villa Del Mar Condominiums, Casa Esperanza, a homeless shelter, and the Santa Barbara Rescue Mission. The western portion of the neighborhood includes city operated El Estero wastewater treatment plant.

The Santa Barbara Zoo, Andree Clark Bird Refuge, Dwight Murphy Field, and Cabrillo Ball Park are located in this neighborhood. The General Plan envisions the acquisition of the Clark Estate, a waterfront parcel of land, which the City would like to preserve in public ownership.



*Chase Palm Park*

## LOWER EAST

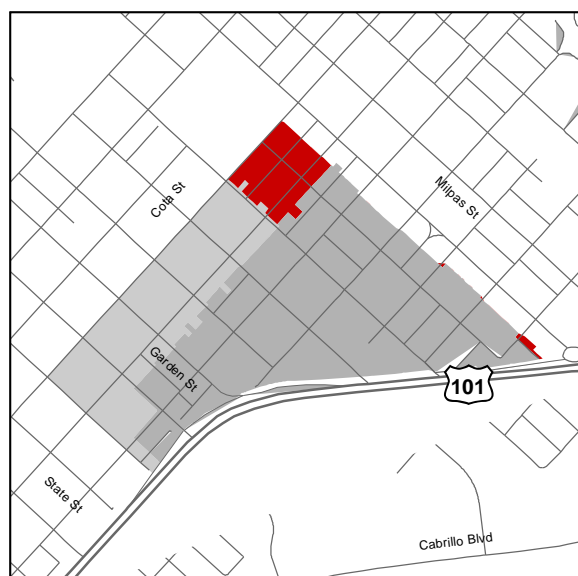
Area: 1162 acres

Existing Dwelling Units: 278

### Location

The Lower East Neighborhood is bounded on the north by Cota Street; on the south by Highway 101; on the east by a line mid-block behind commercial properties along Milpas Street; and on the west by Santa Barbara Street.

Land Use Designation	Residential Density Allowed	%
Industrial	N/A	64%
Commercial Industrial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	28%
Commercial/High Density	12-18 du/acre (Base) 28-36 du/acre (Incentive Program)	7%



## Neighborhood Description

Lower East is generally developed with a mix of industrial, manufacturing, commercial, office and automotive type service uses. There is a scattering of both single family and multi-family particularly in the area of Nopal and Jennings streets and along Cota Street towards Milpas Street. The commercial area near Milpas and Cota Streets has a General Plan designation of Commercial/High Density that allows a range of 12-18 du/acre or 28-36 du/acre if using the Average Unit-Size Density Incentive Program. The area is currently zoned C-2, General Commercial and

The area designated as General Urban Industrial is zoned M-1 and residential is not an allowed use. Although there are some non-conforming residential units in the industrial area, new residential would not be allowed. This is consistent with General Plan goals of preserving land for industrial uses.

The Commercial Industrial area has a Medium High Density General Plan designation that allows a range of between 12-27 du/acre with C-M zoning. Again, because preservation of industrial type uses is a goal of the General Plan, an overall high density incentive was not recommended for the C-M area. However, this area could be appropriate for projects consistent with the City's Affordable Housing Policies and Procedures.

Because Haley and Cota streets allow both non-residential and residential uses, this area may see more mixed use over the next 20 years. Redevelopment of commercial use parcels with more mixed use could change the existing low scale and density of this neighborhood. Therefore, the development of design guidelines for the Haley corridor and surrounding areas would be appropriate.

There are currently no parks in this neighborhood. El Puente Community School is located in the Lower East Neighborhood as is La Casa de La Raza.



*Art From Scrap –Cota Street*

## MILPAS

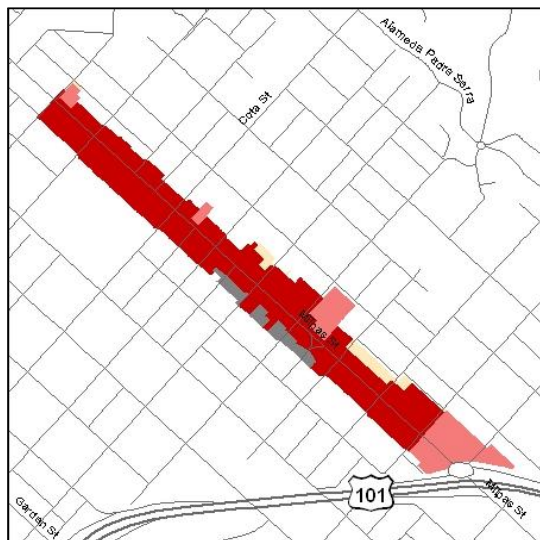
Area: 56 acres

Existing Dwelling Units: 112

### Location

The Milpas area is bounded on the north by Canon Perdido Street; on the south by Highway 101; and on the east and west by a line mid-block behind commercial properties along on Milpas Street.

Land Use Designation	Residential Density Allowed	%
Commercial/High Density	28- 36 du/acre	73%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	18%
Industrial	N/A	5%
Medium Density	12 du/acre	5%



### Neighborhood Description

Milpas is developed as primarily a strip of commercial uses along both sides of the street, consistent with the General Plan designation of Commercial High Density that allows a range of 12-18 du/acre or 28-36 du/acre if using the Average Unit-Size Density Incentive Program and the associated C-2 zoning. There is a scattering of residential uses above and behind shops. This area serves not only the residential areas surrounding Milpas Street, but the Eucalyptus and Riviera neighborhoods as well.

The Milpas corridor generally supports neighborhood commercial uses, with two larger shopping centers anchored by Trader Joe's and Scolari's Food and Drug Company. Due to the availability of neighborhood serving uses on Milpas Street, and the close proximity to transit, this area could redevelop to incorporate more residential in mixed use projects to form a unique urban neighborhood.

As older underdeveloped parcels redevelop, the development of improved design guidelines for the Milpas corridor would be appropriate.



*Shopping Center on Milpas Street*

## OAK PARK

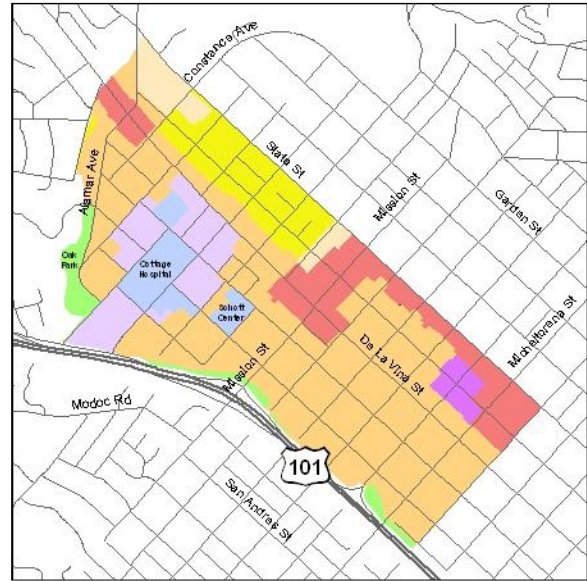
Area: 416 acres

Existing Dwelling Units: 3835

### Location

The Oak Park Neighborhood is bounded on the north by Mission Creek; on the south by Sola Street; on the east by State Street; and on the west by Highway 101.

Land Use Designation	Residential Density Allowed	%
Medium Density	12 du/acre	4%
Low Density	5 du/acre	10%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	54%
Office/Medium Density	12 du/acre	9%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	13%
Office/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	2%
Institutional & Related	Underlying Zone of Surrounding Properties	5%
Open Space - Parks	N/A	3%



### Neighborhood Description

The Oak Park Neighborhood is predominantly a medium high density neighborhood. The area north of Mission has a General Plan density of Medium High Density that allows a range of between 12-27 du/acre and is currently zoned R-3 and R-4. There is an area of single family between Chapala and State Street.

The permitted land uses in the Cottage Hospital area are dictated by a Specific Plan. The General Plan land use designation is Office/Medium Density (12 du/acre). The zoning for the area around Cottage Hospital is C-O, Medical Office, while the hospital is zoned SP-8, Hospital Area Zone.

The area north of Mission Street is influenced by the hospital and related medical uses and offices around it as well as the Schott Center. The land uses are predominantly multi-family, medical related, or office uses, and institutional uses. While there are single family homes remaining, most of the parcels with residential are multi-family or apartment buildings.



South of Mission Street is mostly multi-family uses with commercial or offices along Mission Street and State Street. This area also still has some single family uses left; however, the predominant land use is multi-family with the land use density designation of Medium High. The zoning for the areas south of Mission is mostly either R-4 or C-2.

The area near Mission and De la Vina contains some neighborhood shopping facilities which are a benefit to this neighborhood. Neighborhood serving uses that meet the daily convenience needs of the surrounding residents would be an enhancement to this area.

Oak Park contains Santa Barbara Cottage Hospital, Sansum Clinic, Schott Center, Braille Institute, and the Rehabilitation Institute. Oak Park borders Mission Creek and is a heavily used park with a number of community serving festivals occurring throughout the year.



*Braille Institute – De la Vina Street*

## LAGUNA

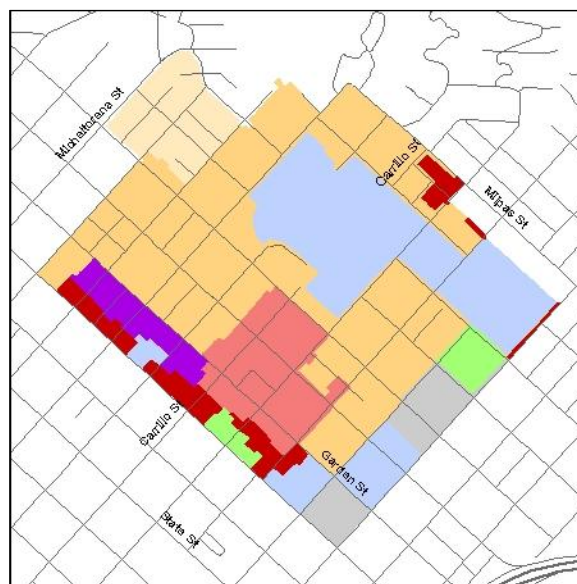
Area: 324 acres

Existing Dwelling Units: 2439

### Location

The Laguna neighborhood is bounded on the north by Sola, Olive, and Micheltorena Streets; on the south by Cota Street; on the east by Milpas and Canon Perdido Streets, and the eastern boundary of Santa Barbara Junior High School; and on the west by Santa Barbara Street.

Land Use Designation	Residential Density Allowed	%
Medium Density	12 du/acre	7%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	43%
Commercial/High Density	12-18 du/acre (Base) 28-36 du/acre (Incentive Program)	5%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	10%
Office High Density	12-18 du/acre (Base) 28-36 du/acre (Incentive Program)	3%
Commercial Industrial/ Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	5%
Institutional& Related	Underlying Zone of Surrounding Properties	24%
Open Space – Parks	N/A	3%



### Neighborhood Description

The Laguna neighborhood is a mixed residential neighborhood that transitions to denser multi-family, institutional, and office uses the closer you get to Santa Barbara Street and the Downtown.

The northeastern part of the Laguna neighborhood, between Victoria and Micheltorena Streets, north of Olive Street, is presently developed with single family dwellings with some duplexes and multi-family homes interspersed throughout the neighborhood. This area includes a large portion of the Lower Riviera Special Design District (Bungalow District). The General Plan land use designation for this area of Laguna is Medium Density Residential, 12 du/acre, consistent with the present R-2 zoning. This area has seen a fair share of development (both residential and non-residential) as well as mixed use over the past twenty years.

A large number of parcels between Garden and Salsipuedes Street (excluding the Bungalow District area) are developed with multiple units. However, there still remain parcels developed with single family homes that could possibly redevelop with multiple units in the future.

On the west, as it transitions into Downtown, mixed residential, commercial, and institutional uses have been developed. Because the neighborhood is within walking distance to both Downtown and the industrial areas, and well served by MTD and the cross town shuttle, higher densities and mixed use are appropriate near the commercial corridors.

Laguna contains a number of institutional uses including Santa Barbara High School, Santa Barbara Junior High School, Antioch University, the National Guard Armory, the city's Community Development, Public Works and Park and Recreation Buildings, and the SB High School District offices. There is no elementary school in this neighborhood which would be beneficial for children and parents to access easily and not depend on a car.

The neighborhood contains a number of senior and affordable public housing projects including Presidio Springs senior housing, the Laguna Cottages for seniors and Presidio Gardens family housing.

Ortega Park is located in the neighborhood, however, Alice Keck Park Memorial Garden, Alameda Park, including Kids World, are nearby and also serve the Laguna neighborhood.

El Presidio de Santa Barbara State Historic Park, a combination of original and reconstructed buildings of Spanish fort founded in 1782, is located near the intersection of Santa Barbara and East Canon Perdido streets on Laguna's western border.

The General Plan supports the Santa Barbara Trust for Historic Preservation, the State of California Department of Parks and Recreation, and the park general plan in their efforts to rebuild and operate El Presidio de Santa Barbara for historical, cultural, educational, and aesthetic reasons.

A portion of the Laguna neighborhood falls within El Pueblo Viejo Landmark District.



*Santa Barbara Junior High – Cota Street*

## WEST DOWNTOWN

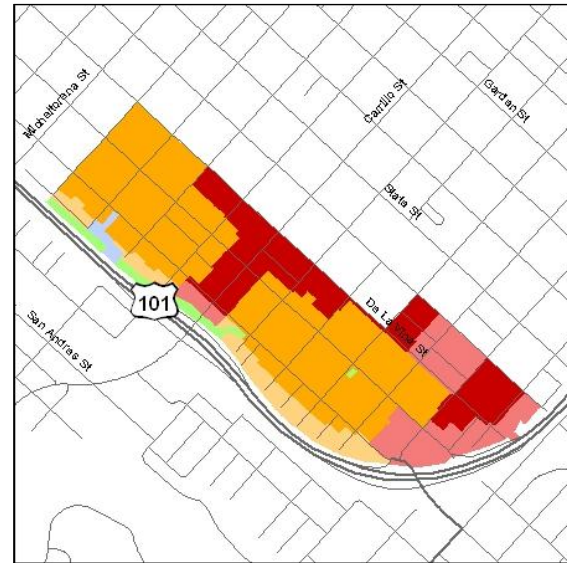
Area: 178 acres

Existing Dwelling Units: 1974

### Location

The West Downtown neighborhood is bounded on the north by Sola Street; on the south and west by Highway 101; and on the east by De la Vina, Ortega and Chapala Streets.

Land Use Designation	Residential Density Allowed	%
Commercial/High Density	12-18 du/acre (Base) 28-36 du/acre (Incentive Program)	21%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	14%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	8%
High Density	12-18 du/acre (Base) 28-36 du/acre (Incentive Program)	53%
Institutional & Related	Underlying Zone of Surrounding Properties	1%
Open Space – Parks	N/A	3%



### Neighborhood Description

The West Downtown Neighborhood is one of the oldest neighborhoods in the City. It is predominantly developed with commercial and multi-family land uses; however, there are a number of single family residences. The General Plan land use designation for most of the area is High Density that allows 12-18 du/acre or 28-36 du/acre if using the Average Unit-Size Density Incentive Program which is consistent with the R-3/R-4 and C-2 zoning of the area.

This area has seen increased development over the past 20 years including the construction of some high profile projects including Casa de las Fuentes, El Carrillo SROs, and larger mixed use commercial and condominium projects along Chapala Street.

The Carrillo Corridor is a significant gateway into the City's Downtown and one of the most traveled arterials in the City circulation system.

The Chapala and De la Vina corridors could see additional densities in the form of new mixed use or residential projects. Because the character of this area could change as the neighborhood continues to transition into higher density residential, a special study to develop standards or guidelines for appropriate design and neighborhood compatibility are recommended in the General Plan.

The only institutional/public serving use in this neighborhood is the Westside Community Center.



*West Ortega Street*



## UPPER STATE

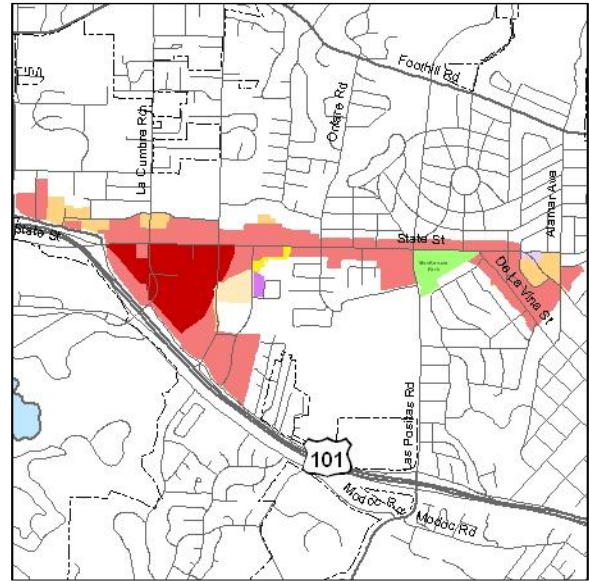
Area: 273 acres

Existing Dwelling Units: 538

### Location

The Upper State Street Neighborhood is bounded on the north by a line mid-block behind the commercial properties on the north side of State Street and by Via Lucero; on the south by Highway 101, and the southern boundary of the commercial properties fronting on State Street and De la Vina Street; on the east by Mission Creek; and on the west by Highway 154.

Land Use Designation	Residential Density Allowed	%
Commercial/High Density	12-18 du/acre (Base) 28 – 36 du/acre (Incentive Program)	20%
Office/Medium Density	12 du/acre	1%
Office/Medium High	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	1%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	61%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	9%
Medium Density	12 du/acre	3%
Low Density	5 du/acre	1%
Open Space, Park	N/A	5%



### Neighborhood Description

Upper State Street is mainly a commercial area anchored by La Cumbre Plaza, Five Points Shopping Center, and Loreto Plaza. Other non-residential uses include auto dealerships, offices, motels, banks, restaurants and medical offices.

There are some multi-family residential areas particularly along the eastern edge. Several parcels in the vicinity of Calle Real and Hope Avenue are part of the Rancho Arroyo Specific Plan, and are used as car dealerships.

The General Plan designation for most of Upper State Street is Commercial/Medium High Density Residential with the Commercial/High Density designation of 28-36 du/acre at the La Cumbre/Five Points areas. The zoning designations for the area include C-2, C-P, and some R-O.

Due to a desire to maintain view corridors and openness towards the mountains and foothills, and proximity to both single family and multi-family properties on the north, a Commercial Medium High Density General Plan designation of 12-27 du/acre applies to all the north side of State Street. All of Upper State Street has an SD-2 overlay zone which has different development standards for

setbacks and building heights than general commercial buildings in other parts of the City.

The residential areas with the Medium High Density General Plan designation of 12-27 du/acre are areas with R-3 or R-4 zoning.

A few mixed use (commercial/residential) projects have been developed and approved since 1989. Due to concerns with large mixed use projects in the pipeline and a change in character of Upper State Street, a comprehensive study was done of the Upper State Street commercial corridor in 2007. The study resulted in a number of recommendations and design guidelines for the area adopted by City Council. Much of the study focused on issues related to maintaining the open feel; maintaining neighborhood serving uses, views, creeks, enhancing pedestrian connectivity between uses and circulation and transit improvements.

Public and institutional uses include the U.S. Army Reserve Armory, MacKenzie Park and the YMCA. It is the City's desire to maintain MacKenzie Park as well as the Army Reserve building in public use. Both Arroyo Burro Creek and San Roque Creek cross through the Upper State Street neighborhood. The General Plan envisions recreational trails which follow both creeks.



*Upper State Street*

## WATERFRONT

Area: 106 acres

Existing Dwelling Units: N/A

### Location

The entire shoreline area south of Cabrillo Boulevard from Leadbetter Beach to the Bird Refuge.

Land Use Designation	Residential Density Allowed	%
Institutional & Related (Harbor)	Underlying Zone of Surrounding Properties	40%
Open Space – Parks (Beach and Parks)	N/A	60%



### Neighborhood Description

Santa Barbara's waterfront area is one of its key aesthetic assets, providing diverse opportunities for active recreation and passive enjoyment of the ocean, sand and beautiful views in all directions. Stearns Wharf, the harbor, and Harbor Breakwater are three heavily visited areas.

The Waterfront Neighborhood consists of the parks and beaches along the city's ocean edge from the harbor to the cemetery. This area is dominated by parks and recreation uses. There aren't

residential uses within the Waterfront as it is a mix of tourist, recreational and working harbor or ocean dependent uses.

The uses allowed in the area as well as the goals and policies for the Waterfront are carried out through the State Coastal Act, the City's Local Coastal Plan and the Harbor Master Plan.

The City Harbor Master Plan adopted in 1996 spells out the main goal of providing for primary ocean dependent uses in the Harbor and Stearns Wharf, with ocean related and visitor serving uses as secondary uses.

The City is fortunate in that previous generations, recognizing the inherent importance of the shoreline to the City as a whole, have preserved all of the land on the ocean side of Cabrillo Boulevard, as well as a park strip to the north between Los Niño Drive and Santa Barbara Street in City ownership.

The retention of the shoreline area for the general public, the extension of that ownership where appropriate, and the preservation and improvement of the shoreline for full, balanced public use has been and is a continuing City goal. The relationship of Santa Barbara to the ocean must remain open and free of impediments in order to permit the maximum enjoyment of natural qualities available.

Shoreline Park, East Beach, West Beach, and the southern portion of Chase Palm Park are all located in the Waterfront Neighborhood.



Views towards Stearns Wharf from Cabrillo Boulevard.

## DOWNTOWN

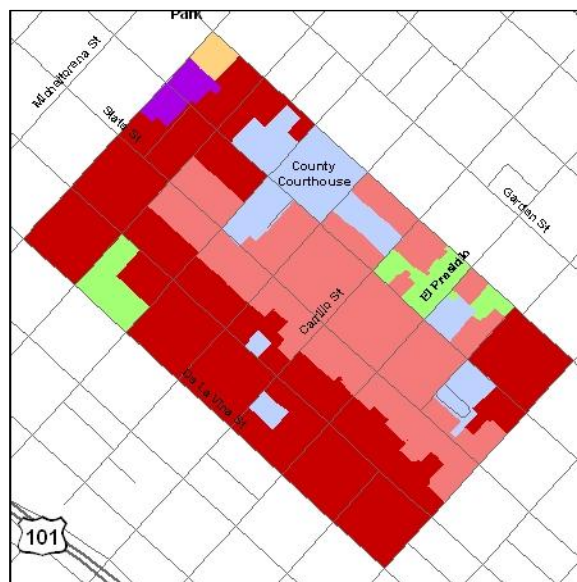
Area: 172 acres

Existing Dwelling Units: 590

### Location

The Downtown is bounded on the north by Sola Street; on the south by Ortega Street; on the east by Santa Barbara Street; and on the west by De la Vina Street.

Land Use Designation	Residential Density Allowed	%
Commercial/High Density	12-18 du/acre (Base) 28 – 36 du/acre (Incentive Program)	49%
Office/High Density	12-18 du/acre (Base) 28–36 du/acre (Incentive Program)	2%
Medium/High Density	12-18 du/acre (Base) 15–27 du/acre (Incentive Program)	1%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	31%
Open Space - Parks	N/A	5%
Institutional & Related	Underlying Zone of Surrounding Properties	12%



### Neighborhood Description

The Downtown Neighborhood is the most intensively used part of the City. In addition to its primary function as a viable commercial center, with a desired balance of: retail, office, historical features, restaurant, institutional, financial and cultural arts; it is becoming the home to many City residents as more mixed use and residential land uses are developing Downtown.

A General Plan policy is to encourage a mix of land uses in commercial areas, particularly in the Downtown. Residential land use is desired Downtown as it is the major employment center for the City.

Having housing, especially affordable housing, for various income ranges close to their jobs is a long term goal of the General Plan. Along with residential uses, key policies encourage easy access to basic needs such as groceries, drug store, community services, and childcare. Important too, is the provision of public space for pedestrians, particularly as more people live in the area.



Because the General Plan encourages the highest densities in the urban center, the Downtown has established density ranges of between 12 to 36 du/acre. However, because many of the City's historic resources are located Downtown, maintaining a lower density was an important component of the General Plan update. Approximately 15 blocks in the Downtown Neighborhood have some or all of the block designated as Commercial/Medium High.

In addition, due to concerns with a change in character and potential consequences of increased density (e.g., larger building height, bulk, scale; loss of mountain views; need for landscaped setbacks) in areas such as the Chapala corridor, the development of design guidelines is appropriate for this neighborhood.

The Downtown is also a major tourist draw with historic sites, a myriad of retail stores, restaurants and cultural arts venues. Because many high end retail stores are displacing small local businesses Downtown, incentives to maintain some of the small local businesses are supported by General Plan policies.

Aside from commercial uses, the Santa Barbara County Courthouse, County administrative offices, and Santa Barbara City Hall are located Downtown.

The El Presidio de Santa Barbara State Historic Park, located in Downtown, has undergone partial reconstruction. The Santa Barbara Trust for Historic Preservation in conjunction with the State of California Department of Parks and Recreation has a general plan to guide their efforts to rebuild and operate El Presidio for historical, cultural, educational, and aesthetic purposes. Another historic amenity in the Downtown is de la Guerra Plaza.

There are currently no schools Downtown; however, as more residents move into the area, a public school should be considered to meet City goals of a sustainable neighborhood.



*State Street*



## LOWER STATE

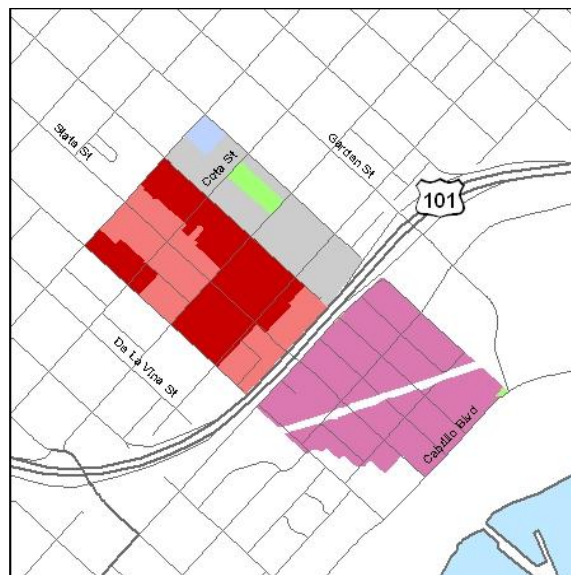
Area: 122 acres

Existing Dwelling Units: 168

### Location

Lower State is bounded on the north by Ortega Street; on the south by Cabrillo Boulevard; on the east by Santa Barbara Street; and on the west by Chapala Street and Mission Creek.

Land Use Designation	Residential Density Allowed	%
Commercial/High Density	12-18 du/acre (Base) 28-36 du/acre (Incentive Program)	21%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	18%
Commercial Industrial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	16%
Ocean Related/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	42%
Institutional & Related	Underlying Zone of Surrounding Properties	1%
Open Space - Parks	N/A	2%



### Neighborhood Description

The Lower State Street Neighborhood includes a mix of commercial retail, restaurant, hotel, office, warehouse, and light industrial uses. The area also has some mixed use and multi-family development. The General Plan designations support Medium High Density, 12-27 du/acre and some High Density, 28-36 du/acre for the areas north of the freeway that are zoned C-M.

The areas that are below the freeway have a density of Medium High, 12-27 du/acre and are zoned either HRC 2, Hotel and Related Commerce or OC, Ocean-Oriented Commercial.

The HRC 2 zone allows for a range of visitor serving-uses. The area that is zoned OC includes the area generally known as the “funk zone” that allows primarily ocean dependent and ocean oriented uses, commercial recreational uses, arts and related uses, restaurants and small stores. Residential uses are also allowed as part of mixed use in the OC zones.

The lower blocks of State Street near Mason Street have a large pending hotel project (La Entrada) that has yet to be constructed. Development of the three blocks that will house the new hotel will greatly improve the area from what exists today.

Lower State connects the Waterfront to Downtown, and while visitor serving uses should continue to be supported, as more mixed use develops in the area, neighborhood serving uses need to be considered.

Portions of Mission Creek run through this area. The Lower State Street area contains Vera Cruz Park, Moreton Bay Fig Tree and the Amtrak railroad station



*500 Block of State Street*